

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services	(2) MEETING DATE 11/6/2012	(3) CONTACT/PHONE Janette D. Pell, GSA Director 805 781-5200	
(4) SUBJECT Request to adopt plans and specifications (Clerk's File) and authorize public bidding for construction of improvements estimated in the amount of \$280,000 at Norma Rose Park, 2491 South Ocean Avenue, Cayucos. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Adopt the Contract Documents (Clerk's File) and authorize public bidding for construction services for Norma Rose Park improvements, and 2. Instruct the County Clerk to give Notice to Bidders, calling for sealed bids no later than 3:00 PM on December 6, 2012.			
(6) FUNDING SOURCE(S) Public Parks Facilities Fees - \$600,000	(7) CURRENT YEAR FINANCIAL IMPACT Construction Estimate: \$280,000 Total Project Budget: \$600,000	(8) ANNUAL FINANCIAL IMPACT Less than \$1,500	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) NA		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: NA <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date <u>August 24, 2010; April 3, 2007; June 7, 2005; May 7, 2002</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Vincent Morici			
(18) SUPERVISOR DISTRICT(S) District 2 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency/ Janette D. Pell, GSA Director
805 781-5200

DATE: 11/6/2012

SUBJECT: Request to adopt plans and specifications (Clerk's File) and authorize public bidding for construction of improvements estimated in the amount of \$280,000 at Norma Rose Park, 2491 South Ocean Avenue, Cayucos. District 2.

RECOMMENDATION

It is recommended that the Board:

1. Adopt the Contract Documents (Clerk's File) and authorize public bidding for construction services for Norma Rose Park improvements, and
2. Instruct the County Clerk to give Notice to Bidders, calling for sealed bids no later than 3:00 PM on December 6, 2012.

DISCUSSION

The General Services Agency and County Parks are requesting authorization to go out to bid for the Norma Rose Park improvements. The current bid authorization will include improvements to site access, parking, curb/gutter and drainage. The remaining work (skatepark, basketball court, landscapes and playground) will be completed in the future as funding allows and as volunteer assistance and/or operational funding is located. This phase of the project will go to bid with multiple bid alternatives as a means of managing project cost to the available budget and to maximize development of the project. Norma Rose Park construction has been delayed as staff has sought volunteer organization(s) that could assist in ongoing maintenance. This phase of construction will not require significant operating funds or involvement from volunteer groups

On April 8, 2004, the County Planning Commission approved (Resolution 2004-23) a Park Master Plan for a community park located in Cayucos. The park was later named Norma Rose Park. The Park Master Plan proposed phased new park development on APN 073-093-001 which has a Recreation Land Use Category. The Park Master Plan approved by the Planning Commission included: a children's playground, a full basketball court, a 10,000-square foot skatepark, a 200-square foot restroom, 36 parking spaces, benches, picnic tables, trash receptacles, open multi-use areas, landscaping, and drainage improvements on a 1.5 acre site. The initial scope of the project was budgeted with \$200,000 of Park Public Facility Fee (PPFF) funds during the CIP request process for FY 2001-02. In FY 2002-03 the project was augmented by an additional \$400,000 of PPFF funds through the CIP request process. The total project budget is \$600,000.

On October 17, 2008 County Parks submitted a "Request for Substantial Conformity Ruling" requesting that:

- 1) A temporary 3,200 to 5,000 square foot unleashed dog area be allowed until Norma Rose Park is developed; and
- 2) A permanent 5,000 to 7,000 square foot unleashed dog area be allowed at the time of park development.

On February 13, 2008 the Planning and Building Department issued a substantial conformity ruling. County Parks has requested several time extensions for the Coastal Land Use Permit which have been granted by the County Planning and Building Department.

In 2009 a 5,000 square foot unleashed dog area (Norma Rose Dog Park) was constructed by a volunteer group and is maintained through an Adopt A Park Agreement.

In November, 2010; a 200 square foot Americans with Disabilities Act (ADA) compliant, self-contained waterless restroom was delivered and installed. This phase of the project also included the associated site work including concrete slab. The cost for the bathroom and associated site work was \$51,400. With the installation of the bathroom and the dog park the Coastal Land Use permit was vested.

OTHER AGENCY INVOLVEMENT/IMPACT

County Parks Department initiated the project through the Park Master planning process. County Planning and Building reviewed and approved the Coastal Permit and provided environmental review. Public Works Department has reviewed and approved the final plans as they impact the adjacent roadway. Local advisory councils and user groups have provided input on the scope and design of the facilities. The San Luis Obispo Parks and Recreation Commission recommended the naming the park, Norma Rose Park, on August 24, 2004.

FINANCIAL CONSIDERATIONS

The initial budget was established during the FY 2001-02 budget process in the amount of \$200,000 from PPFF funds. The project was augmented during the FY 2002-03 budget process with the additional amount of \$400,000 of PPFF funds. The total PPFF funding is currently \$600,000.

EXPENDITURES	ADJUSTED BUDGET	EXPENDITURES THRU 9/30/12	FUNDS AVAILABLE
Project Administration	\$115,729	\$97,425	\$18,304
Professional Services	\$119,325	\$119,325	\$ 0
Construction Contract	\$331,411	\$51,411	\$280,000
Contingency (10%)	\$32,046	\$0	\$32,046
Misc. Expenses (Permit, PW Fees)	\$1,489	\$1,489	\$ 0
TOTAL EXPENDITURES	\$600,000	\$269,650	\$330,350

Note: Initial budget costs were based on preliminary programming (park planning and administration are included in the Project Administration costs), design of amenities for the entire park including skate park, roadway improvements, parking, basketball court, children's playground, purchase and installation of a waterless toilet, and required site work. Adjusted budget includes costs to address roadway improvements required by the Department of Public Works. These improvements are necessary to provide safe, ADA compliant entry to the park. However, the adjusted budget does not include adequate funding for recreational amenities such as the skatepark, basketball court, landscaping or playground whose costs are substantially more than first estimated.

RESULTS

The adoption of contract documents and subsequent authorization to bid will enable the construction of additional components to the Norma Rose Park project at 2491 South Ocean Ave, Cayucos, CA. The completion of this phase of the park project will provide parking and improved access to the existing off leash dog play area and restroom as well as access to additional recreational opportunities once these amenities are constructed. Completion of this project will help provide a livable community by providing access to needed public recreation.

ATTACHMENTS

1. Norma Rose Park Vicinity Map
2. Clerk's File - Norma Rose Park Plans and Specifications